



Los Angeles County Department of Regional Planning

Lake Los Angeles CSD - Concept Draft



CONCEPT DRAFT

This Concept Draft is intended to highlight and summarize the community's intent for a new Community Standards District, based on working meeting discussions with the CSD Working Group in April and May of 2018.

This document is being shared with the public to collect feedback and identify further discussion points, alternatives, or areas of concern. This document will also be shared internally with the County. Further follow-up discussions with the CSD Working Group may be necessary to discuss changes or comments from the public or County's review. The CSD Ordinance language will be drafted based on this Concept Draft document and the comments received.

PURPOSE

The Lake Los Angeles Community Standards District is established to enhance and protect the rural and agricultural character of the community.



NOTIFICATION

The Town Council would like a reasonable notification timeframe to be notified of any major projects, and to notify the community of the project to get feedback. The notification timeframe can vary depending on what is being proposed. For smaller minor projects, no large timeframes are necessary. Major projects would include Zone Changes, Land Divisions, Conditional Use Permits, Plan Amendments, and Variances. A reasonable time period would range from 60 to 180 days. The Town Council would also want the same notifications sent to the Town Council Post Office box and email. This would be in addition to the 1000-foot radius mailing for projects with public hearings. Notices should always be sent in English and Spanish due to the high proportion of the population being Spanish speakers.

For more information, please visit:
bit.ly/AVCSDsUpdate



GEOLOGICAL RESOURCES, SIGNIFICANT RIDGELINES, AND BUTTE PROTECTIONS

The Town Council would like to have protections for the buttes and significant ridgelines by requiring notification of the Town Council, and additional review and standards when a project takes place on or near these resources. The Town Council does not want anything built on the buttes that impedes views of these landmarks, and will identify important ridgelines in upcoming meetings.

CULTURAL AND HISTORIC PROTECTIONS

Sites of cultural and historic significance should be protected through notification of the Town Council, and additional review of new development in those areas.



Courtesy, Josef Hanning, Flickr.

LOW IMPACT DEVELOPMENT

Protections for irrigation / erosion control should be implemented so that new projects don't alter the existing flow of runoff water, or result in or worsen the effects of, erosion hazards or flooding on other properties that occurs when it rains in Lake Los Angeles. Additional engineering should be done with projects that might have a potential effect. There should be standards limiting the area of impervious surfaces, so that water runoff to neighboring properties is limited.

RESIDENTIAL DEVELOPMENT AND COMMUNITY SIZE

In order to maintain the current character of the community, multi-family, townhouses, or duplex residential uses in the residential areas should be restricted or prohibited.



NATIVE VEGETATION

Joshua Trees and creosote bushes should have protections against removal, and replanting or re-vegetation should be required where necessary to replace existing trees. Exceptions should be made when the removal of the vegetation is for fire or animal safety, or where such vegetation is in the road right of way. The Town Council would like ministerial standards to prevent the removal of these trees, but where enough vegetation was being removed, some discretionary approval must be given for the removal of the protected vegetation.



STREET LIGHTS

The community likes the look and feel of the night sky and being able to see stars at night. Street lights should not be installed whenever possible. Dark skies at night is very important to have, but they understand that some lighting needs to be put in for safety. The minimum street lighting required for safety should be installed, and utilize cutoff Mission Bell lighting fixtures.



ROAD DESIGN

Curbs and concrete should not be used in the road design. Concrete sidewalks are not desirable, as they would also include lighting. Roads with inverted shoulders would be desired, but only enough improvements needed to channel water down the side of the road during rain events.

PERVIOUS SURFACES

Regardless of the design and control of runoff on a site, new projects should have a maximum amount of impervious surface depending on the type of land use. This and other related standards should be identified as a percentage. Existing land uses that exceed the impervious surface area standards would not be forced to remove structures or paving, but shouldn't be allowed to expand without meeting these new standards. Residential and agricultural uses should have the least allowed pervious surface area, with more allowed for properties based on the type of use. Commercial uses should be required to direct all runoff to permeable surfaces.



TRAILS

New land divisions should include multi-purpose trails for the community, preferably with alignments that keep the trail away from roadways. The financing and maintenance mechanism for such trails should be determined including the community in the future. Fences are not desired, but may be used where required for safety for trails.

DENSITY

The Town Council would like to limit density in Lake Los Angeles by having minimum lot sizes or other standards.

COMMERCIAL DESIGN STANDARDS

The Town Council wants to see some Old Town design standards for their community, similar to the design on the Oso or Saddleback feed businesses. In addition, commercial structures should be limited in size so they don't become a big box store. These rustic, southwestern design requirements should extend south to within the influence of the High Desert Corridor area. Community members, including the Town Council, should be involved in the development process for commercial proposals.

HIGH DESERT CORRIDOR STANDARDS

Specific design standards should be created for commercial development that will ultimately fall within the sphere of the proposed High Desert Corridor. These standards should limit visibility of above-ground utilities and roof-mounted equipment, keep service bay and work area entrances away from main streets, and conceal trash receptacles from public view. Exterior lighting, on-site, and off-site lighting should be regulated to prevent light trespass and protect the community's view of night skies.

OUTDOOR ADVERTISING SIGNS (BILLBOARDS)

The community does not want any more billboards, but those that currently exist can stay. However, non-commercial billboards that serve a community purpose, such as community communication, should be allowed provided they are not overly large.



Courtesy, Becky McCray. Flickr.

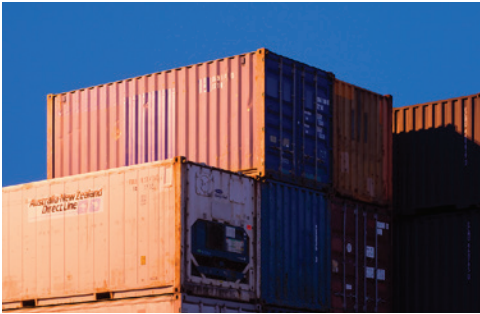
RESIDENTIAL USES

The Town Council would like to see every use allowed in the A-1 (Agricultural Zone) be allowed in any residential zone. The Town Council would also like to allow residences to grow crops and keep animals on their property, including the slaughtering and processing of personal animals on their property.



UTILITIES

All utilities shall be installed underground for safety and aesthetic reasons.



Courtesy, Timm Suess. Flickr.

CARGO CONTAINERS

The Town Council would like to allow at least one cargo container to be used for any residential property, with additional cargo containers depending on the size of the lot once you have more than two acres of land. The container should not be too large or include vents or anything that suggests habitation, and should only be used to store household goods. The containers themselves should be in the rear of the lot. Cargo containers should not be stacked, and other standards should apply related to aesthetics, such as required screening or locations.



HOME-BASED OCCUPATIONS

The Town Council would like to expand home-based occupations, to allow anywhere from 5 home-based occupations on a single property to no limitations on the number and type of businesses. While there should be some rules on the home-based occupations to limit impacts to neighbors, the business should also be allowed to operate in a detached structure in addition to the main residence, and any business should be allowed to be in the residentially zoned lot. Some signage should be allowed for home based occupations (one sign should be allowed per lot).

Mechanical equipment, such as air compressors, lathes, saws, and drills should be allowed during business hours, but no large equipment should be allowed.

Tractor-trailers or large delivery vehicles should not be allowed in conjunction with the business during business hours, but two small delivery van could be allowed per property, one for the employee and one for the owner.

The number of visits should be limited to three per hour, with the exception of licensed day cares.

Additional home-based occupations that should be allowed by right in a residential zone:

- Non-Boarded Animal Training
- Automotive Upholstery, provided it is set apart from the main residence, and done indoors
- Seamstress / Tailor
- Furniture Upholstery
- Beauticians and Cosmetologists
- Photography or Videography Studio and Development Lab
- Welding or Machine Shop, provided it is in a separate building, with a required distance from any nearby dwellings



ANIMALS AND LIVESTOCK

There should be some protections for an existing livestock or equestrian use that is permitted or approved before a new residential use comes in. New residential development should not be able to push out existing equestrian uses due to buffering requirements.

Residents should be allowed to have at least two regular “meat” pigs, with some standards, like minimum lots and buffers, for noise and other impacts. There should not be pig raising in small lot areas.



FOWL AND POULTRY

Up to 50 fowl should be allowed on a residentially zoned lot, but more than 50 should not be allowed because residences are too close together. Residents should be allowed to breed chickens, but should limit roosters to 50% of the flock. Breeding of chickens however should be limited to larger lots.

RESIDENTIAL DESIGN STANDARDS

Homes should be located on the front of the property to allow other residents or themselves the opportunity to have livestock or horses on their property away from the habitable dwelling areas. Residential ranch entrance signs should be allowed if a property is large enough to have them safely, or it doesn't negatively impact community character. There should be some minimum lot size before ranch signage is allowed on a property.



FENCES, WALLS, AND LANDSCAPING

Unless the fence wall or hedge is open and non-view obscuring, existing Countywide standards should apply in the front yard. A fence, wall, or hedge in the front yard should be allowed to be higher if it is designed as open and non-view obscuring.

Fences, walls, and landscaping in side and rear yards should also be allowed to be higher in order to protect against wild animals.

Garage doors may be used as fencing material if uniform.



SEMI-TRUCK OPERATIONS

Normal semi-truck operations exceed loud noise thresholds. Therefore, semi-trucks should not be operated within residential areas, except to access the rear of the lots for parking. There should be some central location where trucks can be parked when accessing the lot is infeasible so operators have easy access to their trucks, but these trucks should not be parked in residential areas due to noise and other impacts to neighbors. Lots that are used for truck parking should be allowed to not be paved, but should include standards that limit the noise and other impacts to surrounding residents. Semi-trucks should not come within 50 feet of residence.

Other trucks, such as delivery trucks could be used in residential areas, provided they are screened for noise and visibility from view from neighbors.

OTHER VEHICLES

Motor homes and RVs or boats should be allowed on private property, but not in the front yard. The vehicle or boat should be screened from view from the public or neighbors. Chain link fencing is not appropriate screening material for these vehicles by itself.



COLLECTOR VEHICLES

Residents should be allowed to have “collector” vehicles, provided they meet some standards for health and safety, and the collector vehicles don’t become a nuisance. There is a difference between “collector vehicles” and junk vehicles; there should be standards and County approval where collector vehicles are located on a property. Too many vehicles or vehicle parts on a property are unattractive and hurt the community aesthetic. Equipment used for the maintenance of these collector vehicles should also be allowed, provided the equipment is not located in a front or side yard. The Town Council does not want any required site plans or review.

COMMERICAL USES

The community would like to allow more commercial uses in C-RU Zoned areas similar to what is currently allowed in a C-M (Commercial Manufacturing) zone, to allow for livestock/domestic pet feed stores, pet grooming salons, veterinary services, auto repair and service center, and restaurants. Additional allowed uses should also focus on allowing agricultural or agricultural-serving uses.



HEAVY EQUIPMENT

People should be allowed to operate heavy equipment on their residential property, provided it is within limited operating hours that do not extend into the early evening. Tractors, cement mixers, log splitters, ditch digger, or other heavy equipment should be allowed on a residentially zoned lot, provided it is hidden from view from the street.



DOMESTIC PETS

Some people would like there to be a sliding scale for the number of dogs allowed. In this case, larger lots should allow more dogs, but there is some concern of the impacts of having a large number of dogs on one lot.

COMMERCIAL SIGNAGE STANDARDS

Lighting restrictions should apply to commercial signage to prevent impacts to the night sky. Although not as attractive, painted signs should be allowed, with standards for how they should be designed.

Monument or freestanding signs should not extend above the height of the nearest building. Commercial signage should not become prominent within the community; there should be some limit to how much sign area is allowed per business.